

**MANAGEMENT CERTIFICATE  
FOR  
COTTONWOOD CREEK VILLAS**

STATE OF TEXAS  
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Cottonwood Creek Villas Homeowners' Association, Inc.

1. The name of the subdivision is Cottonwood Creek Villas.
2. The name of the association is Cottonwood Creek Villas Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Cottonwood Creek Villas Phase I

Final Plat filed as Document #20061108010004850 on 11/08/2009.

Villas of Cottonwood Creek Phase II

Replat filed as Document #20130524010001500 on 5/24/2013.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Villas Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document # 20130418000527810 on 4/18/2013.

Correction to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cottonwood Creek Villas Homeowners' Association, Inc., Recorded in the Property Records of Collin County, Texas as Document #20130610000797240 on 6/10/2013.

5. Cottonwood Creek Villas Homeowners' Association, Inc., in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.com).
7. Fees charged in connection with a property transfer in the subdivision are:
  - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
  - Reserve Contribution: \$200.00
  - Transfer Fee \$175
  - Foreclosure Transfer Fee \$190
  - This is a sub association of Cottonwood Creek Master Association. A 2<sup>nd</sup> resale will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 11<sup>th</sup> day of August, 2021.

COTTONWOOD CREEK VILLAS HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By:

Martha McCaskill

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 11<sup>th</sup> day of August, 2021, by Martha McCaskill of CMA, Manager for Cottonwood Creek Villas Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093